



 2  
Bedrooms

 1  
Bathroom









**\*\*SPACIOUS TWO BEDROOM TERRACED WITH GOOD SIZE GARDEN TO THE REAR\*\***

**\*\*PERFECT FIRST TIME BUYER OPPORTUNITY\*\***

**\*\*SOLD WITH NO CHAIN\*\***

**\*\*GORSE HILL AREA\*\***

Trading Places are pleased to have available this spacious two bedroom mid terraced with newly installed carpets and blinds.

In brief the accommodation comprising: - entrance hall, lounge, dining room. To the first floor there are two double bedrooms and a family bathroom. Enclosed garden with gated access.

Location: - Conveniently located for all local amenities, good schools and the Metrolink station nearby offering easy access into the City Centre and Media City.

### **Entrance Hall**

Staircase leading to the first floor.

### **Reception One 3.5m x 3.7m**

Double glazed window to front elevation. Radiator. Newly fitted carpet.

### **Reception Two 4.4m x 4.7m**

Double glazed window to rear elevation. Understairs storage. Radiator. Newly installed carpet.

### **Kitchen 2.4m x 2.8m**

Double glazed window to rear Fitted with a range of wall and base units with contrasting worktops and tiled splashback, incorporating a single drainer sink unit with mixer tap. Integrated four ring gas hob with oven below. Plumbed for washing machine and space for fridge freezer. Wall mounted boiler. Radiator. Back door.

### **Landing**

Loft access.

### **Bedroom One 3.7m x 4.4m**

Two double glazed windows to front elevation. Radiator.

### **Bedroom Two 3.6m x 3.7m**

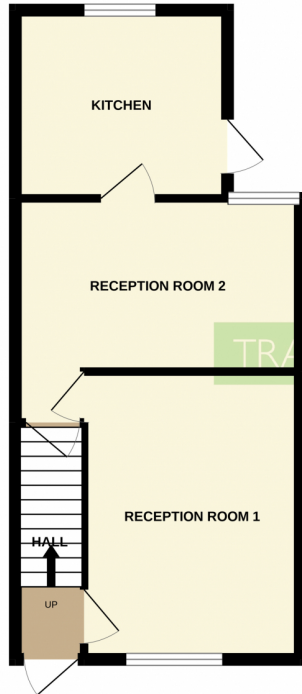
Double glazed window to rear elevation. Radiator. Newly installed carpet.

### **Bathroom 2.6m x 2.7m**

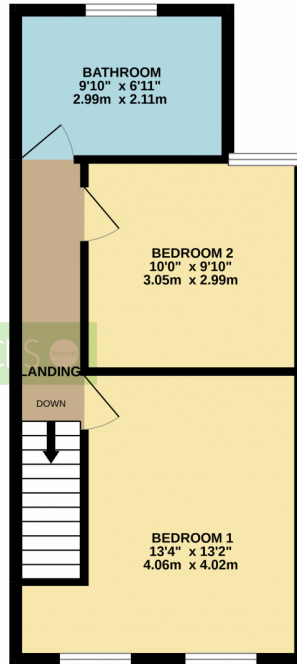
Double glazed frosted window. White bathroom suite comprising: - P shaped bath with shower over, pedestal wash hand basin and WC. Radiator. Tiled flooring.



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 